



**Warrenton Residency
Land Development Section**

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To: Brian Davis, Fauquier County Senior Planner

From: David Cubbage, Land Development Section Supervisor

Subject: Donald K. Beaver
RZ02-L-07

Warrenton Residency staff reviewed the proposed rezone of approximately 1.6 acres of RA (Rural Agricultural) at the intersection of Route 17 and Route 28 to C-2 (Commercial-Highway). The Department will not support this request due to conflicts the planned access points will generate with existing traffic patterns. Based on the information provided it appears the proposed access will be less than the desired minimum separation from intersections. This standard is outline in VDOT Minimum Standards For Entrances to State Highways. To meet the separation criteria all access will be confined solely to the current access point on Route 837 and any ingress and egress directly onto Route 17 or Route 28 will not be permitted by our design criteria.

We compared this rezone request to Chapter Six of Fauquier County's Comprehensive Plan and noticed the future land use designation for this quadrant is Medium Density Residential with Low Density Residential along Route 837 to Route 17. Rezoning this property to C-2 (Commercial-Highway) is inconsistent with the projected land use and would generate commercial traffic and deliveries on roads currently in place to serve residential and agricultural property. We feel this is an undesirable mix of traffic and would create safety concerns to citizens using Route 837.

Although VDOT is proceeding forward with the current preliminary design plans for the Route 28 / Route 17 interchange we have reasons to oppose this rezoning based on existing conditions This property will be a total acquisition by the Department and commercial ventures are not advisable. A design public hearing on this project is scheduled in June of this year with construction scheduled to begin in 2004.